



Backworth Court

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We just love the position and location of this gorgeous family home! A sought after modern development, just a short walk from the Metro, shops, gym, schools and within excellent range of the A1058 City Centre, A19 North and South, Cobalt Business Park and the Silverlink. Beautifully presented throughout and boasting a favourable end spot on this lovely row. Entrance hall, downstairs cloaks/wc., a lovely, light and airy front facing lounge, dining room with feature bay window, flowing into the contemporary and stylish fitted kitchen with integrated appliances, there is also access to the garage and out to the rear garden from the dining kitchen area. There are three spacious bedrooms to the first floor, all with fitted wardrobes and the principle bedroom with splendid en-suite shower room, modern family bathroom with shower. Enclosed and private rear garden with side gate, front driveway and attached garage. No onward chain.

£225,000

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: radiator, laminate flooring, door to:

DOWNSTAIRS CLOAKS/WC.: low level w.c. with push button cistern, hand washbasin, tiled floor, radiator

LOUNGE: (front): 15'0 x 13'0, (4.57m x 3.96m), a lovely, light and airy lounge with measurements including feature turned staircase to the first floor, double glazed window, radiator, door to:

KITCHEN: 13'1 x 7'9, (3.99m x 2.36m), a stylish and contemporary kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, integrated electric oven, hob, cooker hood, integrated fridge and freezer, plumbed for automatic washing machine, single drainer sink unit with mixer taps, combination boiler, (under guarantee), double glazed window, tiled floor and splashbacks, double glazed door out to the rear garden. The kitchen area flows beautifully through to:

DINING AREA: (rear): 10'5 x 8'0, (3.18m x 2.44m), into feature double glazed bay window overlooking the garden area, radiator, laminate flooring, door through to the garage

FIRST FLOOR LANDING AREA: radiator, double glazed window, loft access

BEDROOM ONE: (rear): 14'8 x 9'5, (4.47m x 2.87m), excluding depth of two lots of double wardrobes, with ample hanging and storage space, radiator, two double glazed windows, door to:

EN-SUITE SHOWER ROOM: Stylish en-suite comprising of, shower cubicle, shower, pedestal washbasin, low level w.c. with push button cistern, tiled floor and splashbacks, shaver point, double glazed window, radiator

BEDROOM TWO: 11'5 x 8'3, (3.48m x 2.52m), double wardrobe, radiator, double glazed window



BEDROOM THREE: (front): 9'4 x 6'5, radiator, laminate flooring, storage cupboard, double glazed window

BATHROOM: White, modern bathroom suite, comprising of, bath, Mira shower, pedestal washbasin, low level w.c., tiled bath and shower area, tiled floor, shaver point, extractor, double glazed window, radiator

EXTERNALLY: Private and enclosed low maintenance rear garden, paving and feature gravelling, gated access to side area, front driveway and attached garage

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS- 15 YEAR GUARANTEE FROM NOV 2022

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE/DRIVEWAY

MINING

The property is not known to be on a coalfield and is unknown to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: C

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Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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